

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/12 Cromwell Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2024

to

31/03/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/21-25 Macquarie St PRAHRAN 3181	\$765,000	22/01/2025
2	13/36 Kensington Rd SOUTH YARRA 3141	\$700,000	14/12/2024
3	28/30 Murphy St SOUTH YARRA 3141	\$710,000	04/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/04/2025 14:03



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending March 2025: \$580,000

Comparable Properties



7/21-25 Macquarie St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Private Sale
Date: 22/01/2025
Property Type: Apartment



13/36 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment



28/30 Murphy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372